TOWN OF NEWSTEAD - PLANNING BOARD MINUTES April 3, 2006

PRESENT: Andy Kelkenberg, Acting Chairman

Terry Janicz John Olaf Rick Meahl Don Hoefler John Potera

Christine Falkowski, Recording Clerk Rebecca Baker, Zoning Officer

ABSENT: Tom Cowan

The Planning Board meeting was called to order by Andy Kelkenberg at 7:30PM.

<u>Public Hearing: 3-Lot Minor Subdivision - Swift Mills Road - Palmer Estate</u>

Alvina Kumpf of 12072 Swift Mills, Ann Chalmers of 12718 Swift Mills, and Bill Rogers of 12718 Swift Mills appeared. They expressed their concerns about the poor drainage and stated that the road floods at the ditch area into Mrs. Kumpf's driveway. Mrs. Kumpf does not want the water to flood her rear property also. As stated in the March 20th minutes, the site plan will be revised to reflect: the buyer's desired property lines, the ditch within the westerly lot, delineation of wetlands and the drainage plan per Wendel's recommendations. May 1st is the next target date.

3-Lot Minor Subdivision - Stage Road - Ivy Ridge Properties

Pat Bittar of Schutt Engineering and Don Nicholas attended. Mr. Nicholas wishes to split off three one-acre lots on Stage Road from the 68-acre parcel. Wendel provided a map showing that the majority of these lots contain Federal wetlands and some State wetlands. Pat provided a map showing only a rear portion of the easterly lot containing Federal wetlands which was flagged and surveyed by Earth Dimensions in 1996. Pat will provide to the Board a letter from the Army Corp of Engineers reaffirming the wetlands. Mr. Nicholas stated he has no immediate intent to sell these lots. The Planning Board will hold a public hearing on April 17th.

Minutes Review

Rick motioned to approve the minutes of March 20, 2006, seconded by Terry:

Rick Meahl -Aye
Terry Janicz -Aye
John Olaf -Aye
Don Hoefler -Aye
John Potera -Aye
Andy Kelkenberg -Aye

Outdoor Wood Boilers (OWB's)

Carl Klingenschmitt is presenting a draft ordinance to the Town Board tonight.

Other:

- Drainage Committee minutes of 3/21/06 and Zoning Report of 3/27/06 were distributed and discussed.
- Variance request of 150' to operate used auto dealership at 13661 Main Road The Zoning Board requested the Planning Board's input on this request. Applicant need's a dealer's license to "hold" cars temporarily for providing to needy families. A special use permit application will be required. The Planning Board's advice to the ZBA is to enforce prevention of further expansion.

Other (continued):

- Special Use Permit 11720 Main Road Used Auto Dealership Thomas Blair will make site plan application when he recovers from knee surgery.
- Site Plan 13800 Main Road James Sulzbach. This 4,000 Sq. ft. pole barn will be for personal use initially as the applicant is anxious to build. Therefore, the future commercial use of this site will be addressed at a later date when Mr. Sulzbach will make commercial site plan application with possible required modifications, and be subject to all requirements under SEQR with appropriate review and approval by the Planning Board and Town Board
- 2-Lot Minor Subdivision 5914 Cummings Road Joe Frey. Submitted application and payment for two lots. We believe it is really a 1-lot application. Representative, Jeff Palumbo will be contacted.

Terry made a motion to adjourn the meeting at 9:10PM, seconded by John P. and all approved.

Respectfully submitted,

Christine Falkowski Recording Clerk